082.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	582,200 / 582,200
					USE VALUE:	582,200 / 582,200
					ASSESSED:	582,200 / 582,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCKEE CEDAR	
Owner 2:		
Owner 3:		
Street 1:	65 SUNSET RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	GOLDMAN CEDAR M -
Owner 2:	MCKEE TIMOTHY D -
Street 1:	65 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 3,297 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Asbestos Exterior and 1700 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3297.000	218,300	700	363,200	582,200
Total Card	0.076	218,300	700	363,200	582,200
Total Parcel	0.076	218,300	700	363,200	582,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.47 | /Parcel: 342.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	50802
GIS Ref	
GIS Ref	
Insp Date	09/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 082.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,600	700	3,297.	363,200	582,500	582,500	Year End Roll	12/18/2019
2019	101	FV	192,300	800	3,297.	358,000	551,100	551,100	Year End Roll	1/3/2019
2018	101	FV	192,600	0	3,297.	275,000	467,600	467,600	Year End Roll	12/20/2017
2017	101	FV	192,600	0	3,297.	259,500	452,100	452,100	Year End Roll	1/3/2017
2016	101	FV	192,600	0	3,297.	238,700	431,300	431,300	Year End	1/4/2016
2015	101	FV	182,200	0	3,297.	223,100	405,300	405,300	Year End Roll	12/11/2014
2014	101	FV	182,200	0	3,297.	205,500	387,700	387,700	Year End Roll	12/16/2013
2013	101	FV	182,200	0	3,297.	205,500	387,700	387,700		12/13/2012

!6640!

PRINT

Date	Time
12/10/20	21:23:31

LAST REV

Date	Time
06/11/19	09:24:07

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6640

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLDMAN CEDAR M	1544-42	1	5/23/2019	Estate/Div	1	No	No		Filed Both Ways (Registered & Recorded Land)
NUGENT ELIZABET	1380-148		2/25/2010		375,000	No	No		
MC CARTHY EUGE	1068-164		2/25/2010	Convenience	1	No	No		
MCCARTHY GERTRU	1068-164		4/25/1990	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	50802
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2010	277	Re-Roof	7,200					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
11/19/2008	Meas/Inspect	355	PATRIOT
1/11/2000	Meas/Inspect	277	PATRIOT
8/7/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3297		Sq. Ft.	Site		0	70.	1.57	6									363,238						363,200	

Total AC/HA: 0.07569 | Total SF/SM: 3297 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 363,238 | Spl Credit | Total: 363,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.93100190
Adj $ / SQ:	163.391
Other Features:	74347
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316322
Depreciation:	98060
Depreciated Total:	218262

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

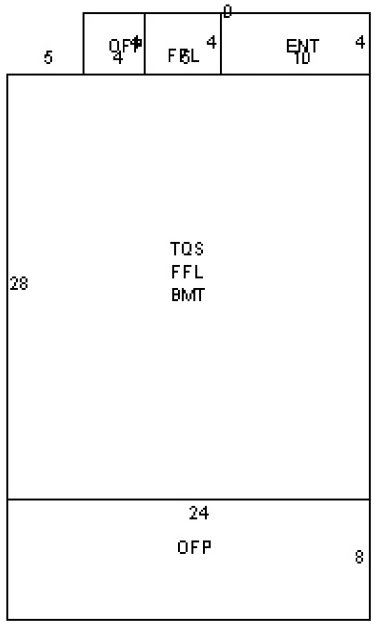
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.39
Special Features:	0	Val/Su Net:	103.17
Final Total:	218300	Val/Su SzAd	182.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	692	163.390	113,066
BMT	Basement	672	60.780	40,845
TQS	3/4 Story	504	163.390	82,349
OFP	Open Porch	208	22.750	4,731
ENT	ENTRY	40	24.580	983

Net Sketched Area:	2,116	Total:	241,974
Size Ad	1196	Gross Are	2284	FinArea	1700
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X12	A	AV	2010	4.20	T	7.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700